



1 Milton House, Christchurch Road, New Milton, BH25 6QB

£295,000

Mitchells
1963 — TODAY



*1 Milton House
Christchurch Road
New Milton
Hampshire
BH25 6QB*

A characterful and individual two bedroom ground floor flat, forming part of a characterful conversion in a convenient location within easy reach of New Milton town centre, the mainline railway station, and Barton on Sea clifftop and beach. Other features include a superb private south-facing garden, off road parking, a single garage, a lovely sitting room with a walk-in bay window, a large kitchen leading through to the UPVC double glazed conservatory, a useful separate utility room, and the property is offered with no forward chain.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Utility Room
- Two Bedrooms
- Bathroom
- Off Road Parking
- Garage
- Private Gardens



The Property

Entrance porch with a UPVC double glazed front door.

Entrance hall with one double and one single storage cupboard.

Lovely sitting room with a feature walk-in UPVC double glazed window, a fireplace with a timber mantle, tiled hearth, and a living flame gas fire.

The superb, large kitchen/breakfast room has an excellent range of timber effect wall and base units with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap over. Integrated appliances include a double electric oven, four burner gas hob, and extractor. There is space for a tall fridge/freezer, dishwasher, and washing machine, along with timber effect flooring, part tiled walls, and ample room for a kitchen table.

UPVC double glazed conservatory with low level cavity brick walls, timber effect flooring, twin casement doors to the outside, and a lovely private outlook over the rear garden.

Useful separate utility/cloakroom with a WC, hand basin, space for appliances, and excellent storage.

Two double bedrooms, one with built-in wardrobes and a lovely outlook over the gardens.

Bathroom comprising a panelled bath with mixer tap and shower attachment over, glass shower screen, wash basin with storage beneath, WC, part tiled walls, ladder style heated towel rail, a boiler cupboard housing the modern Worcester gas fired boiler, and space for a tumble dryer.





Gardens & Grounds

The property is accessed via twin timber gates, with a tarmac driveway providing off road parking and leading to a detached single garage with an up and over door.

The rear garden is a particular feature of the property, with a good sized area of textured paved patio adjoining the conservatory and leading to three areas of shaped, well kept lawn, bordered by mature and colourful flowers and shrubs. There is also a second timber garden shed and a sunny, south-facing aspect.

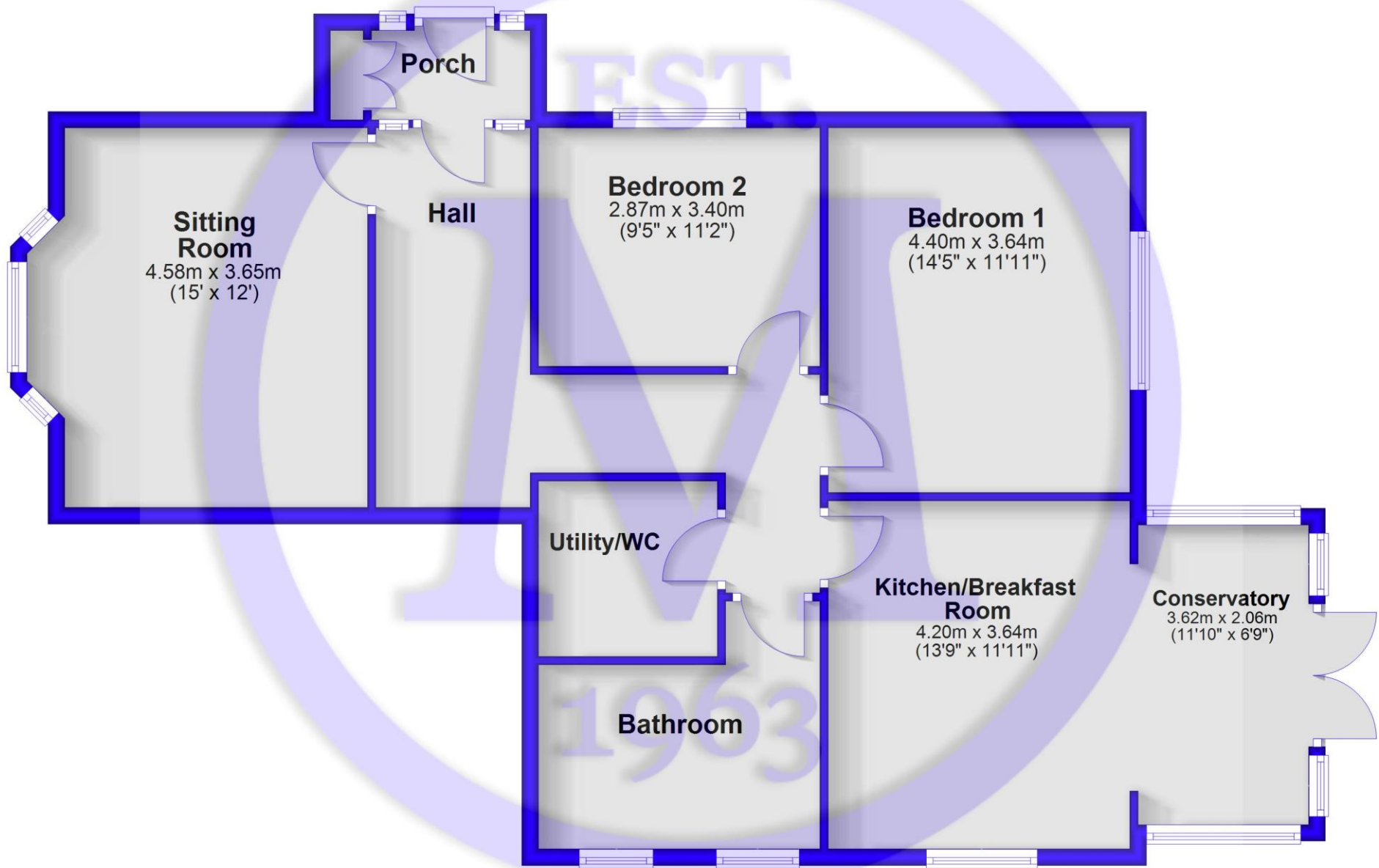


Services

- Mains gas, electric, drainage and water
- Council Tax Band A
- Energy Performance Rating To be confirmed

Ground Floor

Approx. 99.8 sq. metres (1074.1 sq. feet)



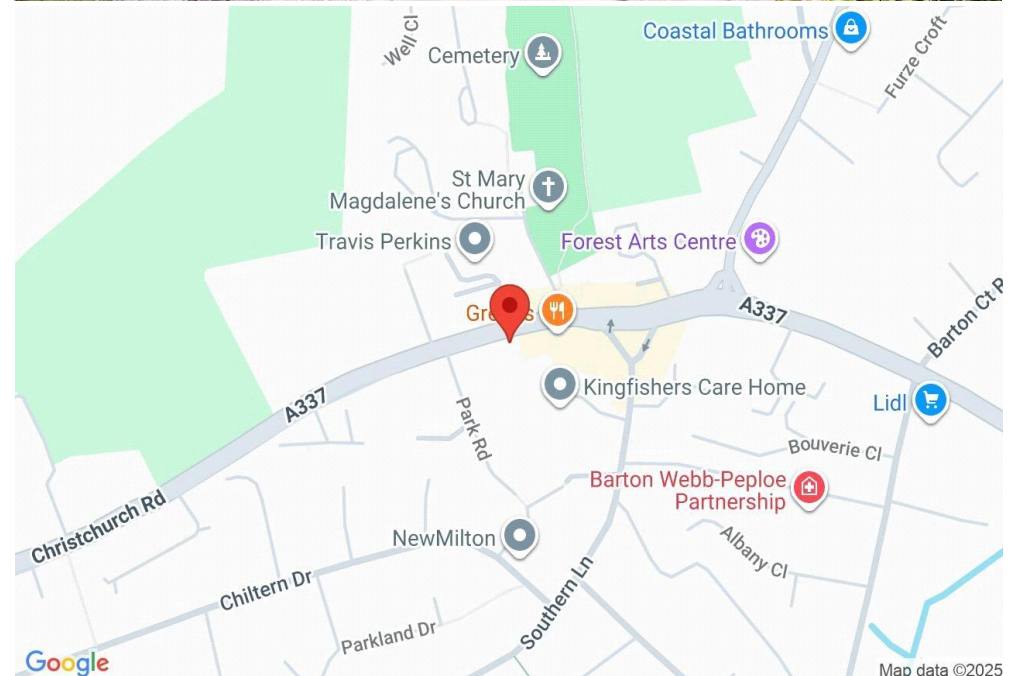
Total area: approx. 99.8 sq. metres (1074.1 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

Directions

From Mitchells, proceed along Old Milton Road. At the roundabout, continue straight across. Upon reaching the T-junction, turn right onto Christchurch Road. After approximately 300 yards, take the service road on the left hand side, where Milton House will be seen after a short distance.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

